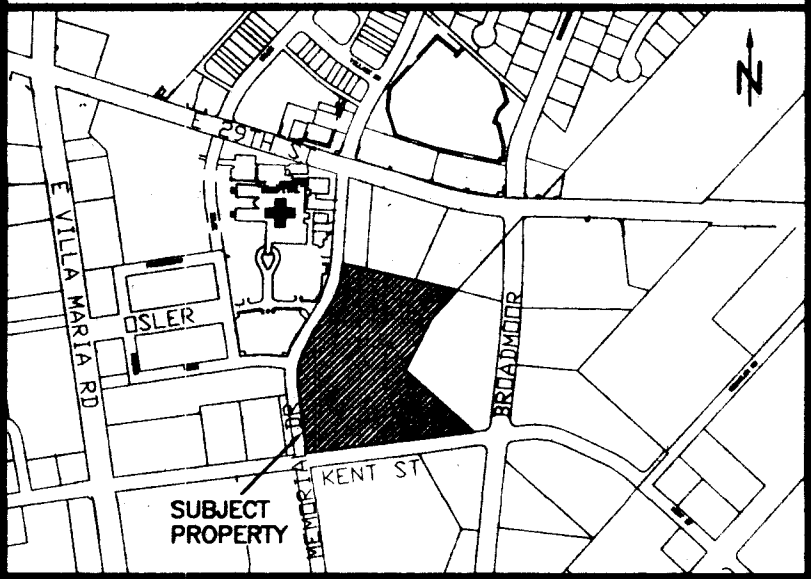


REPLAT



SCALE: 1" = 40'



VICINITY MAP  
NOT TO SCALE

PROFESSIONAL COMPLEX  
LOT 1R, BLOCK G  
PLAT 508/563

BUSINESS COMPLEX SUBDIVISION  
LOT 1, BLOCK 1  
PLAT 824/537

BUSINESS COMPLEX SUBDIVISION  
LOT 2, BLOCK 1  
PLAT 824/537

BRYAN MEDICAL BUILDING SUBDIVISION  
LOT 1, BLOCK 1  
PLAT 8345/87

D=28°05'23"  
R=418.03'  
ARC=204.94'  
T=104.57'  
CHORD=202.90'  
BRG=N 18°06'10" E

10' PUBLIC  
UTILITY EASEMENT  
6557/123

LOT 1R, BLOCK 1  
3.95 ACRES

PLACE 29, PHASE 2  
LOT 1, BLOCK 1  
PLAT 451/861

LOT 2, BLOCK 1  
4.29 ACRES

D=40°35'56"  
R=245.34'  
ARC=173.64'  
T=90.75'  
CHORD=170.23'  
BRG=N 11°50'54" E

15' PUBLIC UTILITY  
EASEMENT  
S 88°37'36" W 79.00'  
N 88°37'36" E 62.89'  
S 03°22'24" E 10.90'  
N 88°37'36" E 10.90'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

John C. Culppepper, III and Moore-Sherwood General Partnership, owners and developers of the land shown on this plat, being the tract of land as conveyed to them in the Official Records of Brazos County, in Volume 1190, Page 466, Volume 1041, Page 51 and Volume 1041, Page 54 and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

John C. Culppepper, III

Moore-Sherwood General Partnership  
By: Edge Texas 1997 Trust  
By: W. Tyler Moore, Sole Trustee

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John C. Culppepper, III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Tyler Moore, Trustee of Edge Texas 1997 Trust, General Partner of Moore-Sherwood General Partnership, and acknowledged to me that he executed the same for the purpose stated on behalf of said trust and partnership.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

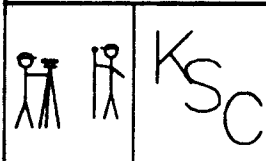
GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E, DATED MAY 16, 2012.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
4. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
5. WATER AND SEWER LINES SHOWN HEREON ARE PER BRYAN MAPS AND ABOVE GROUND INDICATIONS.
6. 1/2 INCH IRON RODS SHALL BE SET AT ALL UNINDICATED CORNERS AFTER FINAL DEVELOPMENT.
7. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
8. RIGHT-OF-WAY DEDICATION SHOWN HEREON IS TO DEDICATE THAT PORTION OF KENT STREET REFLECTED ON THE ORIGINAL PLAT OF SHERWOOD #1 LABELED AS "PORTION OF KENT NOT DEDICATED".

SEE SHEET 2 FOR ORIGINAL PLAT  
SHEET 1 OF 2

REPLAT

OF  
LOT 1, BLOCK 1  
SHERWOOD #1  
VOLUME 2512, PAGE 305  
LOT 4  
CEDAR CREEK SUBDIVISION, PHASE II  
VOLUME 472, PAGE 659  
AND A PORTION OF  
BRYAN HOSPITAL TRACT  
VOLUME 312, PAGE 285  
TO CREATE  
**LOT 1R AND LOT 2, BLOCK 1  
SHERWOOD #1**  
8.238 ACRES, JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET  
SURVEY DATE: 05-09-13  
PLAT DATE: 05-15-13  
REVISED: 05-31-13  
JOB NUMBER: 13-272  
CAD NAME: 13-272

CRS FILE: MARIA (cont); 13-272 (job)

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 288-3195

PREPARED FOR:  
SHERWOOD REAL PROPERTY GENERAL PARTNERSHIP  
1700 GEORGE BUSH DR. E. SUITE 240  
COLLEGE STATION, TEXAS 77840  
PHONE (979) 886-1444

MAY 31 2013